

**DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division**

TO: City Council Commercial Center Improvement Committee
Council Member Kevin Dowling, Chairperson
Council Member Barbara Halliday
Council Member Bill Ward

THRU: Jesús Armas, City Manager

FROM: Sylvia Ehrental, Director of Community & Economic Development

SUBJECT:	City Council Commercial Center Improvement Committee Agenda
DATE:	Monday, June 28, 2004
TIME:	5:30 p.m. – 6:30 p.m.
LOCATION:	Work Session Room 2A, Second Floor

City Council Commercial Center Improvement Committee

June 28, 2004

5:30 p.m. – 6:30 p.m.

2nd Floor Work Session Room 2A

Hayward City Hall

777 'B' Street

Hayward, CA 94541

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

AGENDA ITEMS

Action

- | | |
|---|--------------------|
| 1. Proposed Carport/Solar Development – Swearingen Systems, Inc.
(Applicant) – Addition of Carports to Support Solar Panels at Southland
Mall | Review and Comment |
| 2. Review and Discussion Regarding the Conditions of Shopping Centers
City-Wide | Review and Comment |

ADJOURNMENT

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cc: Mayor Cooper
City Manager
Assistant City Manager
Deanna Bogue
Public Works Director

City Clerk
Planning Manager
CED Administrator
Daily Review
Main Library

Council Member Dowling
Council Member Halliday
Council Member Ward
Richard Patenaude
Post



CITY OF HAYWARD

STAFF REPORT

AGENDA DATE 6/28/04

AGENDA ITEM 1

TO: City Council Commercial Center Improvement Committee

FROM: Director of Community and Economic Development

SUBJECT: Proposed Carport/Solar Development – Swearingen Systems Inc. (Applicant) – Addition of Carports to Support Solar Panels at Southland Mall

RECOMMENDATION:

It is recommended that the Committee review the project plans and provide comments to the applicant and staff.

DISCUSSION:

The proposed project is located within the southerly parking lot of Southland Mall, between the Mall and La Playa Drive opposite Calaroga Avenue, and between Macy's and JC Penney department stores. The applicant proposes to cover 43 rows of parking, consisting of 900 spaces, with carports. The carport roofs would support solar panels with a 1 Megawatt output, providing approximately 50 to 60 percent of the Mall's electrical energy. The applicant has indicated that this project may be the largest of its kind in the United States.

The carports are designed to cover double rows of parking spaces supported by square columns at the ends, and at the corners, of the parking spaces; the drive aisles would remain uncovered. The carports would appear as a series of attached pitch roofs, with the solar panels mounted on the south-facing slopes of each (see attached plans). The solar panels would be angled at 15 degrees to allow maximum sun exposure. The north-facing slopes of the roofs would be open. The metal construction of the carports is contemporary with clean lines and would be painted to complement the cream and beige colors of the Mall building. The addition of the "solar port" could add some interest to the large, barren parking lot. However, the use of a bold color on the columns and fascias might add additional interest against the backdrop of buildings that provide little visual interest. The carport feature would also be a customer amenity providing shade protection during warmer weather. The applicant also had proposed a solid cover so that the carports could provide rain protection; however, with completely solid roofs, fire sprinklers would be required. Should this project proceed, staff would continue to work for a means to provide complete cover.

Carport lengths would be shortened where needed to preserve parking lot trees. However, staff recommends that additional landscaping be provided at the south end of each carport to soften the impact of the ends facing the entrance to the Southgate neighborhood. The painted end caps

should be replaced with raised planters and filled with shrubs. As these locations would be at the south end of the carports, trees would not be practical as they would block sun from the solar panels. Staff also recommends that lighting fixtures be recessed into the carport roofs to eliminate glare to the street and surrounding area.

Staff notes that there are at least 60 to 70 trees on the Southland Mall property that need to be replaced. These are trees that are dead, dying, missing or severely pruned. As a major improvement project is proposed, this would be a good opportunity to bring the Mall into conformance with City landscape design standards. Staff recommends that a plan for tree replacement, subject to approval by the City Landscape Architect, be submitted as part of this proposal.

CONCLUSION:

Swearingen System's proposal for a "solar port" over one of Southland Mall's parking lots could provide a desirable customer amenity while also providing a substantial alternative energy source. The simple design and building materials complement the Mall buildings, but the addition of color and landscaping could add some interest. Committee comments provided at this meeting, together with the staff recommendations in the staff report, would aid in the preparation of this project for consideration by the Planning Commission. The applicant would have to file a Site Plan Review application.

Prepared by:

Richard E. Patenaude, AICP
Principal Planner

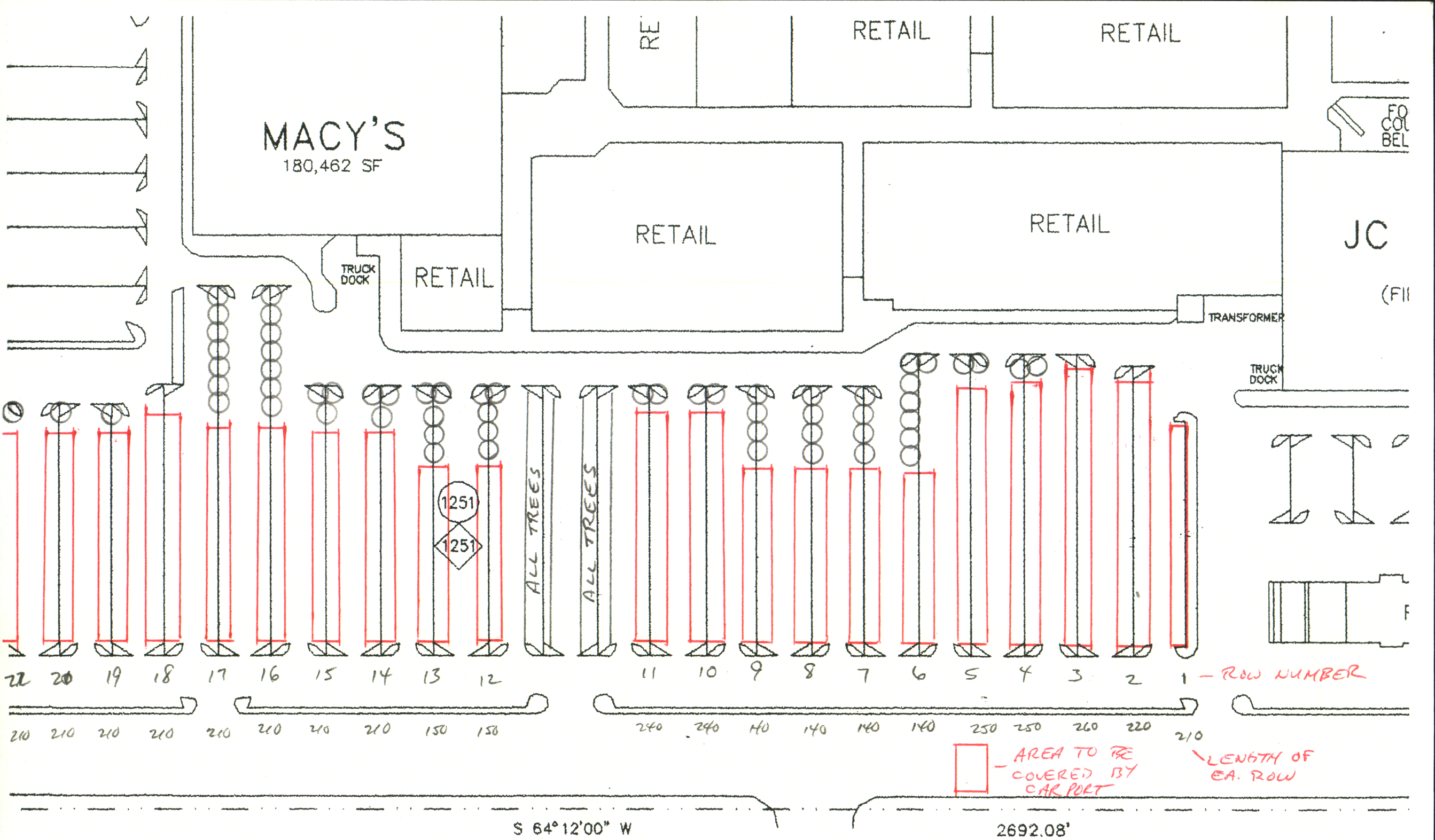
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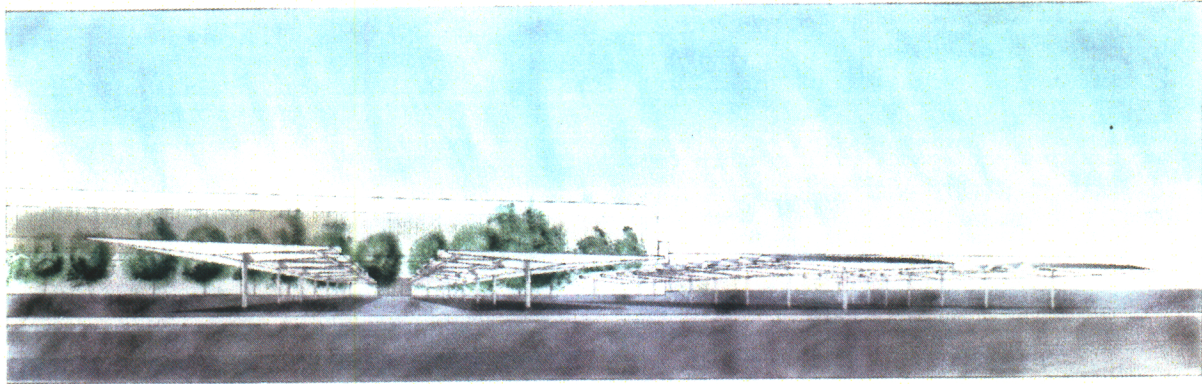
Sylvia Ehrental
Director of Community and Economic Development

Approved by:

Jesús Armas, City Manager

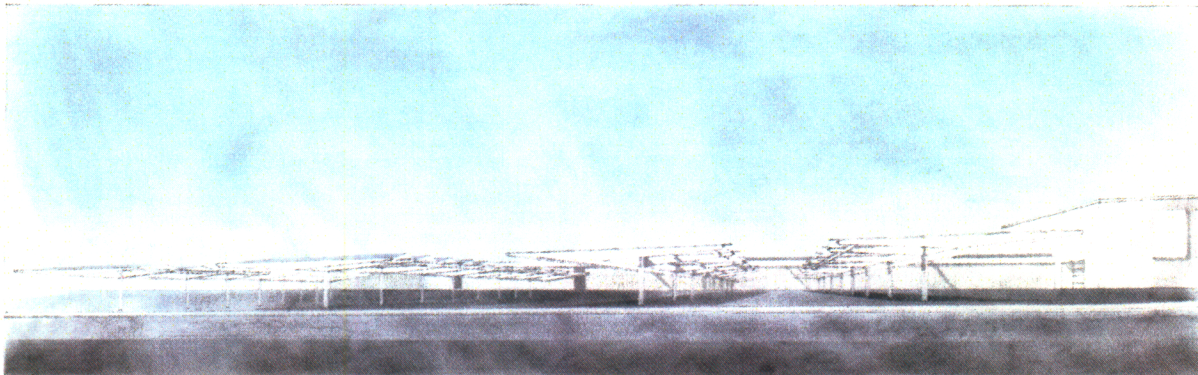
Attachments: Plans





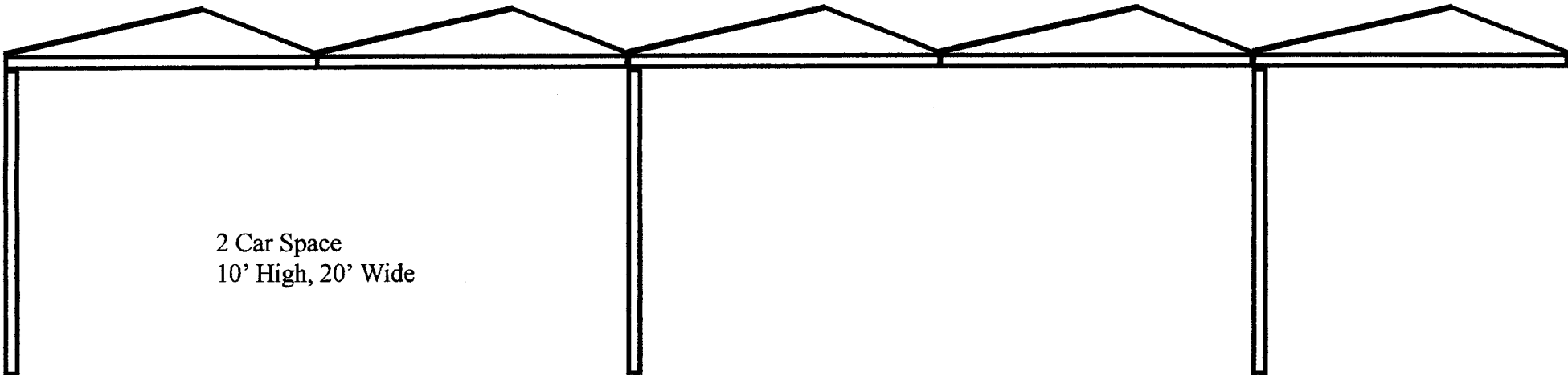
Hayward California
 Proposed Solar Port

Southland Mall - Western Side



Southland Mall
 Proposed Solar Port

Southland Mall - Eastern Side



2 Car Space
10' High, 20' Wide

The diagram shows a side elevation of a carport. It features a horizontal roofline supported by three vertical columns. Above the roofline, there are four triangular roof sections, each with a peak. The first column is on the left, the second is in the middle, and the third is on the right. The text '2 Car Space' and '10' High, 20' Wide' is located in the open space under the first column.



**EXAMPLE OF CARPORT
CONSTRUCTION**



CITY OF HAYWARD

STAFF REPORT

AGENDA DATE 6/28/04

AGENDA ITEM 2

TO: City Council Commercial Center Improvement Committee

FROM: Director of Community and Economic Development

SUBJECT: Review and Discussion Regarding the Condition of Shopping Centers City-Wide

RECOMMENDATION:

It is recommended that the CCCCIC review the staff presentation of various shopping centers city-wide and provide comments to the staff regarding challenges and opportunities.

DISCUSSION:

One of the purposes of the City Council Commercial Center Improvement Committee is to review proposed improvements at existing shopping centers, suggesting architectural, landscaping and site improvements to renovate and upgrade the centers. At its meeting of May 24, 2004, Committee members requested that staff prepare an inventory of shopping centers to enable a review of where improvements are needed.

Staff recommends that the Committee focus its initial review on the following six shopping centers: Haymont Village, Winton Plaza, the center at Mission Boulevard and Industrial Parkway, Bedford Plaza, Chavez Market/Big Lots center (West Tennyson Road at Tampa Avenue) and Superway Center. These centers are marked by a combination of a lack of strong sense of entry, a weak presence along the street, monolithic parking with no provision for pedestrian movements or landscaping, nonconforming signs, and dated architectural design. Slides showing the condition of these centers will be presented at this meeting. Comments provided at this meeting would aid in the development of a schedule for more-detailed review of the individual centers. As part of this discussion, consideration should be given to available staff resources in light of budget reductions and development applications requiring staff's attention.

Prepared by:

Richard E. Patenaude, AICP
Principal Planner

Recommended by:

Sylvia Ehrental
Director of Community and Economic Development

Approved by:

Jesús Armas, City Manager